

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Madison County

State: IL

PJ's Total HOME Allocation Received: \$19,511,957

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 17			
% of Funds Committed	94.36 %	98.73 %	10	94.94 %	50	47	
% of Funds Disbursed	89.06 %	91.70 %	10	84.35 %	64	62	
Leveraging Ratio for Rental Activities	7.35	2.84	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.14 %	92.11 %	9	81.38 %	64	53	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.07 %	86.59 %	12	68.05 %	65	62	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	94.84 %	81.13 %	4	79.65 %	85	81	
% of 0-30% AMI Renters to All Renters***	41.29 %	48.64 %	14	44.76 %	43	42	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.71 %	92.92 %	9	94.31 %	55	53	
Overall Ranking:			In State:	9 / 17	Nationally:	79	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$39,219	\$31,017		\$25,245	155 Units	9.20 %	
Homebuyer Unit	\$5,606	\$12,761		\$14,395	1,307 Units	77.80 %	
Homeowner-Rehab Unit	\$20,676	\$21,375		\$20,186	217 Units	12.90 %	
TBRA Unit	\$0	\$3,282		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Madison County IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$111,977	\$66,480	\$23,111
State:*	\$101,673	\$83,973	\$25,300
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	75.2	86.2	62.2	0.0
Black/African American:	24.2	10.0	36.9	0.0
Asian:	0.0	0.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.3	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.5	0.0	0.0

ETHNICITY:

Hispanic	0.0	2.5	0.9	0.0
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HOUSEHOLD SIZE:

1 Person:	82.4	35.4	38.2	0.0
2 Persons:	7.2	27.5	29.0	0.0
3 Persons:	5.9	18.9	12.4	0.0
4 Persons:	2.0	10.4	11.1	0.0
5 Persons:	1.3	5.9	6.0	0.0
6 Persons:	0.7	1.3	2.3	0.0
7 Persons:	0.0	0.5	0.5	0.0
8 or more Persons:	0.0	0.2	0.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.5	35.1	20.3	0.0
Elderly:	50.3	1.6	35.0	0.0
Related/Single Parent:	5.2	25.5	28.1	0.0
Related/Two Parent:	1.3	21.7	13.4	0.0
Other:	0.0	16.1	3.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.2	0.0 [#]
HOME TBRA:	0.0	
Other:	29.4	
No Assistance:	60.8	

of Section 504 Compliant Units / Completed Units Since 2001 28

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Madison County

State: IL

Group Rank: 79
(Percentile)

State Rank: 9 / 17 PJs

Overall Rank: 79
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.14	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.07	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	94.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.71	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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